



**38C Friar Street, Perth, PH2 0ED**  
Offers over £95,000



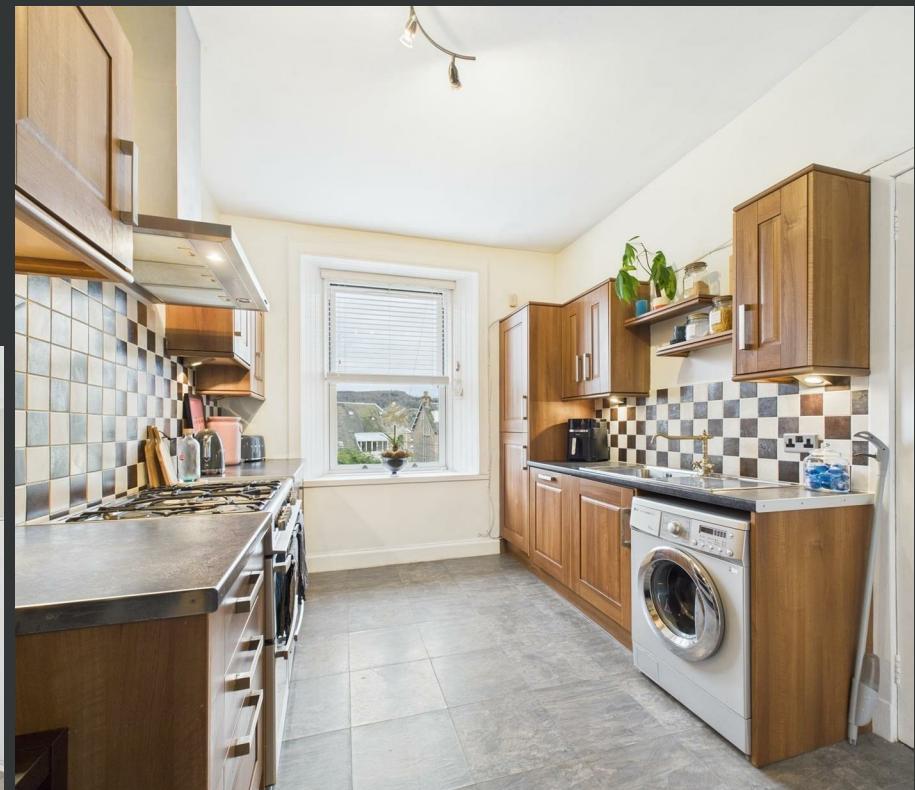


- Beautifully presented first-floor flat
- Generous living room, perfect for entertaining
- Well-proportioned double bedroom
- Gas central heating and double glazing
- Walking distance to Perth city centre
- High ceilings and large windows for a spacious feel
- Modern kitchen with excellent storage
- Contemporary shower room with stylish fittings
- Shared rear garden for outdoor space
- Excellent transport links for easy commuting

This beautifully presented first-floor flat offers a fantastic blend of period charm and modern comfort, perfect for first-time buyers or investors. With high ceilings and large windows, the home feels bright and spacious throughout. The generous living room is ideal for relaxation, while the stylish kitchen provides ample storage and workspace. The double bedroom is well-proportioned, with plenty of room for furniture, and the contemporary shower room features sleek fittings.

A shared garden to the rear offers a peaceful outdoor space, ideal for enjoying warm days. The flat benefits from gas central heating and double glazing, ensuring comfort year-round. Located in a sought-after residential area, the property is within walking distance of Perth city centre, providing easy access to shops, cafes, restaurants, and leisure facilities. Excellent transport links, including the nearby train and bus stations, make commuting simple.

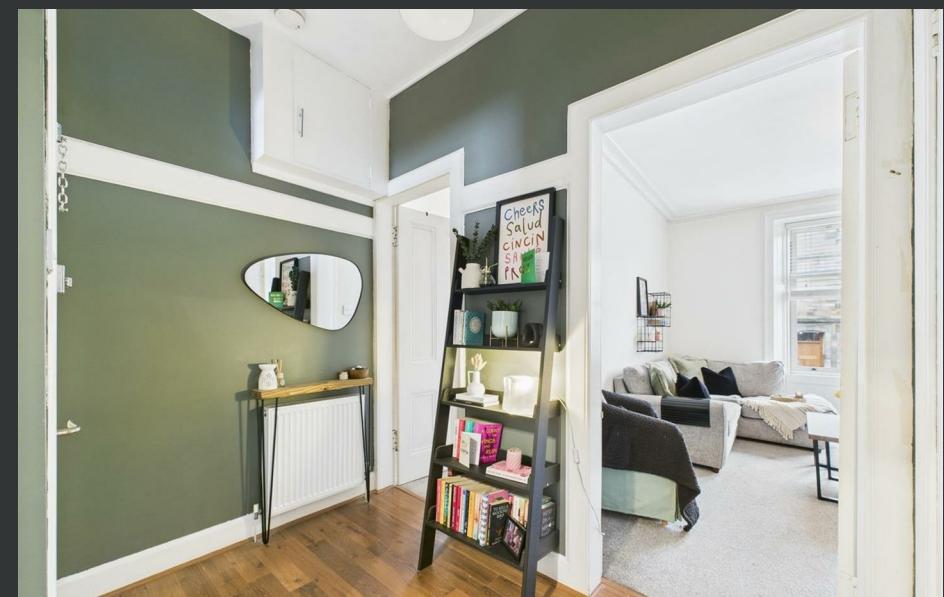
This charming flat is a wonderful opportunity to secure a stylish home in a prime location.



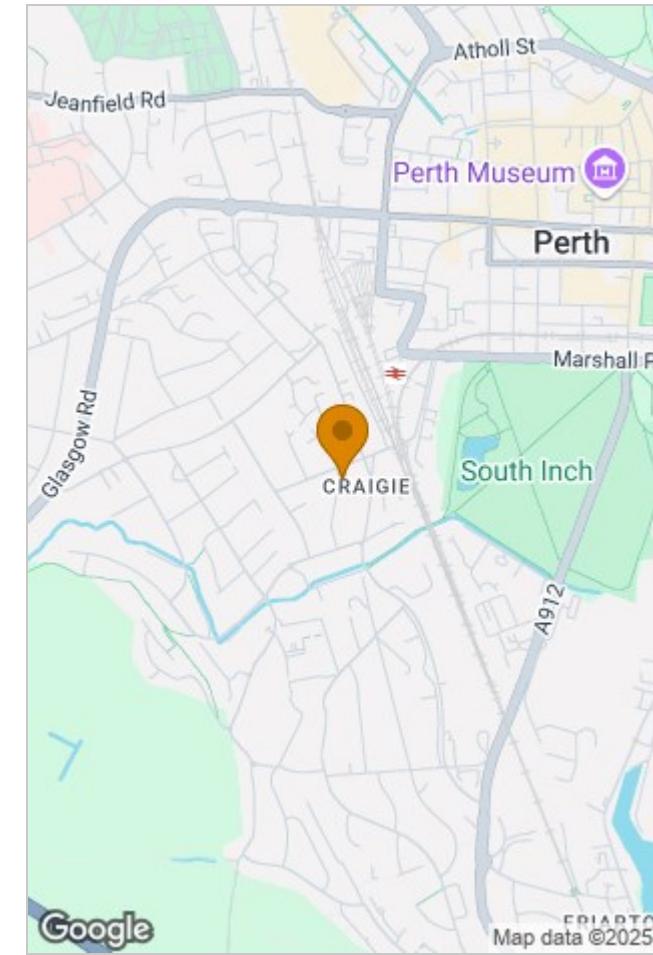
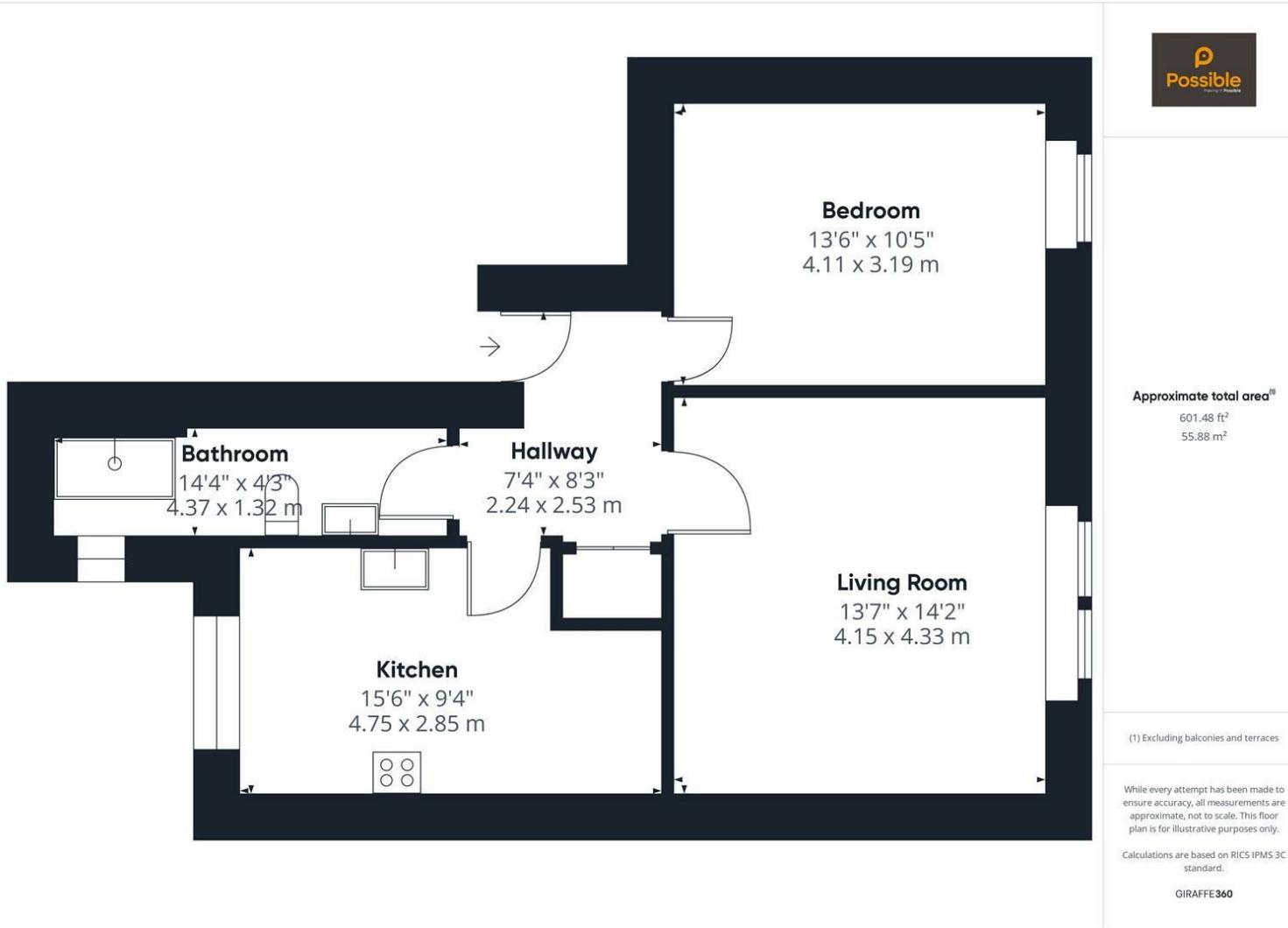


## Location

Perth is a vibrant city in the heart of Scotland, known for its rich history, excellent amenities, and stunning riverside setting. Friar Street is ideally located within walking distance of the city centre, offering a fantastic selection of shops, cafes, bars, and restaurants. The area boasts great transport links, including Perth Railway Station, providing connections to Edinburgh, Glasgow, and beyond. Outdoor enthusiasts will appreciate the beautiful parks and walks along the River Tay. With top-rated schools and a thriving cultural scene, Perth is an excellent place to live, offering both urban convenience and natural beauty.







Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
		Current			Current
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B		75	(81-91) B		76
(69-80) C		80	(69-80) C		84
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland		EU Directive 2002/91/EC	Scotland		EU Directive 2002/91/EC

## Viewing

Please contact our Perth Office on 01738 260 035  
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.